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Landlord and Tenant—Liability of Landlord for Injuries from Fall of Sign Placed in Building by Tenant.—In Woodman *v.* Shephard, 130 N. E. 194 the Supreme Judicial Court of Massachusetts held that where a landlord permitted the negligent maintenance of a sign placed on the outside of the building by the lessee of a floor, he was liable for injuries to a pedestrian caused by the fall of the sign.

The court said in part:

"Although separate parts of the building had been leased to different tenants, the defendant had general supervision, the entire control of outside doors and the passageways, and of the outer walls where they did not adjoin leasehold interests. As to such parts of the building, the owner is responsible to third persons for damages caused by a defective condition of the wall negligently created or suffered by him to exist; he is also liable for negligence in permitting a sign to be so improperly attached or maintained upon that part of the outer walls that it is liable to and does fall; thus causing injury to a traveller exercising due care. Kirby *v.* Boylston Market Assn., 14 Gray, 249, 74 Am. Dec. 682; Milford *v.* Holbrook, 9 Allen, 17, 85 Am. Dec. 735; Gray *v.* Boston Gas Light Co., 114 Mass. 149, 19 Am. Rep. 324; Khron *v.* Brock, 144 Mass. 516, 11 N. E. 748; Rockport *v.* Rockport Granite Co., 177 Mass. 246, 255, 58 N. E. 1017, 51 L. R. A. 779; Ainsworth *v.* Lakin, 180 Mass. 397, 400, 62 N. E. 746, 57 L. R. A. 132, 91 Am. St. Rep. 314; Brewer *v.* Farnam, 208 Mass. 448, 94 N. E. 695, 50 L. R. A. (N. S.) 312; Marston *v.* Phipps, 209 Mass. 552, 95 N. E. 954. It was said in Gray *v.* Boston Gas Light Co., supra, at page 153 of 144 Mass. (19 Am. Rep. 324):

"'The owner of a building, under his control and in his occupation, is bound, as between himself and the public, to keep it in such proper and safe condition, that travelers on the highway shall not suffer injury. [Cases cited.] It is the duty of the owner to guard against the danger to which the public is thus exposed, and he is liable for the consequences of having neglected to do so, whether the unsafe condition was caused by himself or another. Coupland *v.* Hardingham, 3 Camp. 398. Nor can the owner protect himself from liability, because he did not in fact know that the building was unsafe; he is bound to exercise the proper care required under the circumstances of the case.'"

Robbery—Creditor's Assault for Purpose of Collecting Debt Not Assault with Intent to Rob.—In Barton *v.* State, 227 S. W. 317 the Texas Court of Criminal Appeals held that if defendant made an assault on the prosecuting witness solely for the purpose of obtaining money which defendant in good faith believed prosecuting witness owed him, he was not guilty of assault with intent to rob, though he used force or threats, which, in the absence of the claim of right in good faith made, would have amounted to such offense.